

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION

609 West Navajo St., West Lafayette, Indiana

Lower Level Conference Room

March 19, 2008

Redevelopment Commission members present: Larry Oates, Gary Lehman, Linda Sorensen, Stephen Curtis and Diane Damico.

The meeting was called to order at 8:30 a.m. Mr. Oates, President of the Redevelopment Commission presided.

Old Business:

Minutes

Ms. Damico motioned to approve the February 19, 2008 minutes. Mr. Lehman seconded. The minutes were approved as submitted with a vote of 4-0.

Other

Mr. Oates stated that the department priorities are not yet ready for discussion and will be addressed at the next meeting.

Clerk-treasurer Judy Rhodes asked the Commissioners if the financial information she sent via e-mail was helpful.

New Business:

Payment of Claims

Ms. Sorensen motioned to approve the payment of Claims. Ms. Damico seconded.

Tom Gall of T.J. Gall & Associates said the claim to Lester Recreation Design was for the black trash receptacles and bike racks. A sufficient quantity was ordered for the entire Chauncey Square Project and will be installed as each phase is completed. The other claim was the retainage for Milestone Contractors for the paving and sidewalk work which was done last fall. This will close out that Milestone contract.

The motion to approve the payment of claims passed unanimously 4-0.

Presentation for Pony League

Mr. Bob McCullough, head of the West Lafayette Pony League program, made a proposal to the Commission requesting approval of financial support to establish a separate playing field for the Pony League in Cumberland Park. A sheet detailing three phases of estimated costs was provided to the Commission. Parks Superintendent Joe Payne commented the proposal (except the lighting portion) had the approval of the Parks Board. A question and answer period followed.

Ms. Damico motioned that the Redevelopment Commission consider spending up to \$20,500 for Phase I as delineated on the proposal from the Pony League. Ms. Sorensen seconded.

Due to a conflict, Mr. Curtis recused himself.

The original motion was amended by Ms. Damico to state that the Commission will consider the request of the Pony League for an appropriation of up to \$136,000 at the next meeting of the Redevelopment Commission. Ms. Sorensen seconded.

The amendment to the motion passed unanimously 3-0.

The amended motion of the Redevelopment Commission to consider the request of the Pony League for an appropriation of up to \$136,000 at the next meeting of the Redevelopment Commission was presented.

The motion passed unanimously 3-0.

Resolution RC 2008-1

Mr. Lehman motioned to approve Resolution RC 2008-1 Appropriating Funds from the Levee/Village Redevelopment Area Surplus Fund to Pay Expenses of the Commission for Certain Local Public Improvements in or Serving the Allocation Area. Ms. Sorensen seconded. The resolution approved the expenditure of \$125,000 for Wabash Landing Garage Parking Control System Automation Project. Tom Gall gave an update of the plan and the projected timeline for the project. A discussion on the intended operation of the system followed.

A Public Hearing for Resolution RC 2008-1 was opened.

Judy Rhodes questioned the frequency of financial reports from Sheehan Development and if any outside parties who specialized in parking garage automation had been consulted. There was discussion regarding the use of cash versus credit cards for parking payment.

Mr. Oates asked if there were any further comments or questions from the public. Hearing none, the Public Hearing was closed.

The motion to approve Resolution RC 2008-1 passed unanimously 4-0.

Resolution RC 2008-2

Mr. Lehman motioned to approve Resolution RC 2008-2 Appropriating Funds from the Sagamore Parkway Development Area Allocation Fund to Pay Expenses of the Commission for Certain Local Public Improvements in or Serving the Allocation Area. Mr. Curtis seconded. The resolution approved the expenditure of \$214,000 for the Yeager Road Phase I Professional Engineering. A project update was given by City Engineer Dave Buck and requirements of the process were explained in detail. Mr. Clint Sparks of American Structurepoint, Inc. was introduced. Mr. Buck explained the claim filing process with INDOT for the 80% reimbursement.

A Public Hearing for Resolution RC 2008-2 was opened.

Mr. Oates asked if there were any comments or questions from the public. Hearing none, the Public Hearing was closed.

The motion to approve Resolution RC 2008-2 passed unanimously 4-0.

Baker & Daniels LLP – Contract for Legal Services

Redevelopment Commission Attorney Tom Brooks, Jr. stated in order to extend the KCB TIF district which was previously discussed, a more complicated and longer process is required because more than 20% of the current KCB TIF area is being added. After consultation with City Attorney Burns, Baker & Daniels of Indianapolis has been asked to handle all of the legal work related to the expansion of the KCB TIF area. The engagement letter for the work was presented to the Commission for approval. Attorney Thomas A. Pitman from Baker and Daniels was present to answer questions and explain the steps in the process. Mr. Oates noted that the terms of the engagement letter committed to a “not to exceed” of \$10,000.

Mr. Lehman motioned to hire Baker & Daniels LLP for the purpose of assisting in the amendment of the KCB TIF district with legal fees not exceeding \$10,000. Ms. Sorensen seconded.

The motion passed unanimously 4-0.

Resolution RC 2008-3

Mr. Curtis motioned to approve Resolution RC 2008-3 Designating and Declaring a Certain Area as an Economic Development Area to Expand the Kalberer/Cumberland/Blackbird Area and Amend the Economic Development Plan for the Kalberer/Cumberland/Blackbird Area. Ms. Sorensen seconded. Acting Director

Department of Development Allen Grady explained that the amendment was due to the Purdue Research Foundation's expansion with Phase III and Phase IV in the annexed area. Including the annexed area allows redevelopment and TIF funds to be used on the expansion. Maps were distributed to illustrate the current TIF area, the proposed amended area and the amended plan. (maps attached to minutes) President and CEO of the Lafayette-West Lafayette Development Corporation Joe Seaman detailed the benefits and expressed his support of the expansion. A question and answer session followed.

The motion to approve Resolution RC 2008-3 passed unanimously 4-0.

Other

There was no further New Business.


Public Comment

There was none.

The Commission confirmed the next scheduled meeting on **Tuesday, April 22, 2008 at 8:30 a.m.**

Adjourn

On motion of Ms. Damico and seconded by Ms. Sorensen, the meeting adjourned at 9:58 a.m.


Linda M. Sorensen
Recording Secretary

Approved:


Lawrence T. Oates, President

/djkl